

COURTYARD LEVEL OF THE BEACON TO ALIGN WITH COURTYARD LEVEL OF THE ANNEX

REGAL WAY

LONG BEACH BLVD.

(E) NORTH FACING SECTION

COURTYARD LEVEL OF THE BEACON TO ALIGN WITH COURTYARD LEVEL OF LONG BEACH SENIOR ARTS COLONY

REGAL WAY

LONG BEACH BLVD.

(D) NORTH FACING SECTION

COURTYARD LEVEL OF THE BEACON TO ALIGN WITH COURTYARD LEVEL OF LONG BEACH SENIOR ARTS COLONY

REGAL WAY

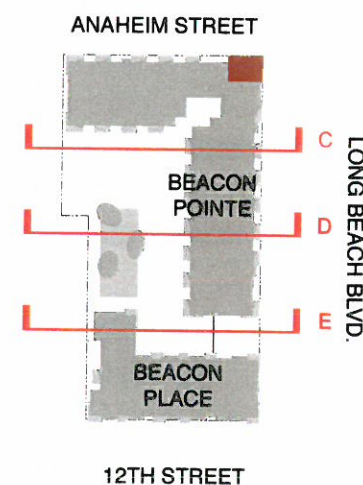
LONG BEACH BLVD.

(C) NORTH FACING SECTION

LEGEND :

- BEACON POINTE (SENIOR)
- BEACON PLACE (SUPPORTIVE HOUSING)
- ① COMMUNITY ROOM
- RESIDENTIAL PARKING
- ② MAINTENANCE ROOM
- COMMERCIAL SPACE
- COMMERCIAL PARKING
- ③ RESIDENTIAL COURTYARD
- ④ SPA
- ⑤ SOUTH PLAZA (SEE PAGE 39)

LONG BEACH SENIOR ARTS COLONY



SCALE : 1/48" = 1'-0"  
(ON 11"x17" SHEET SIZE)

0' 8' 16' 32' 64'

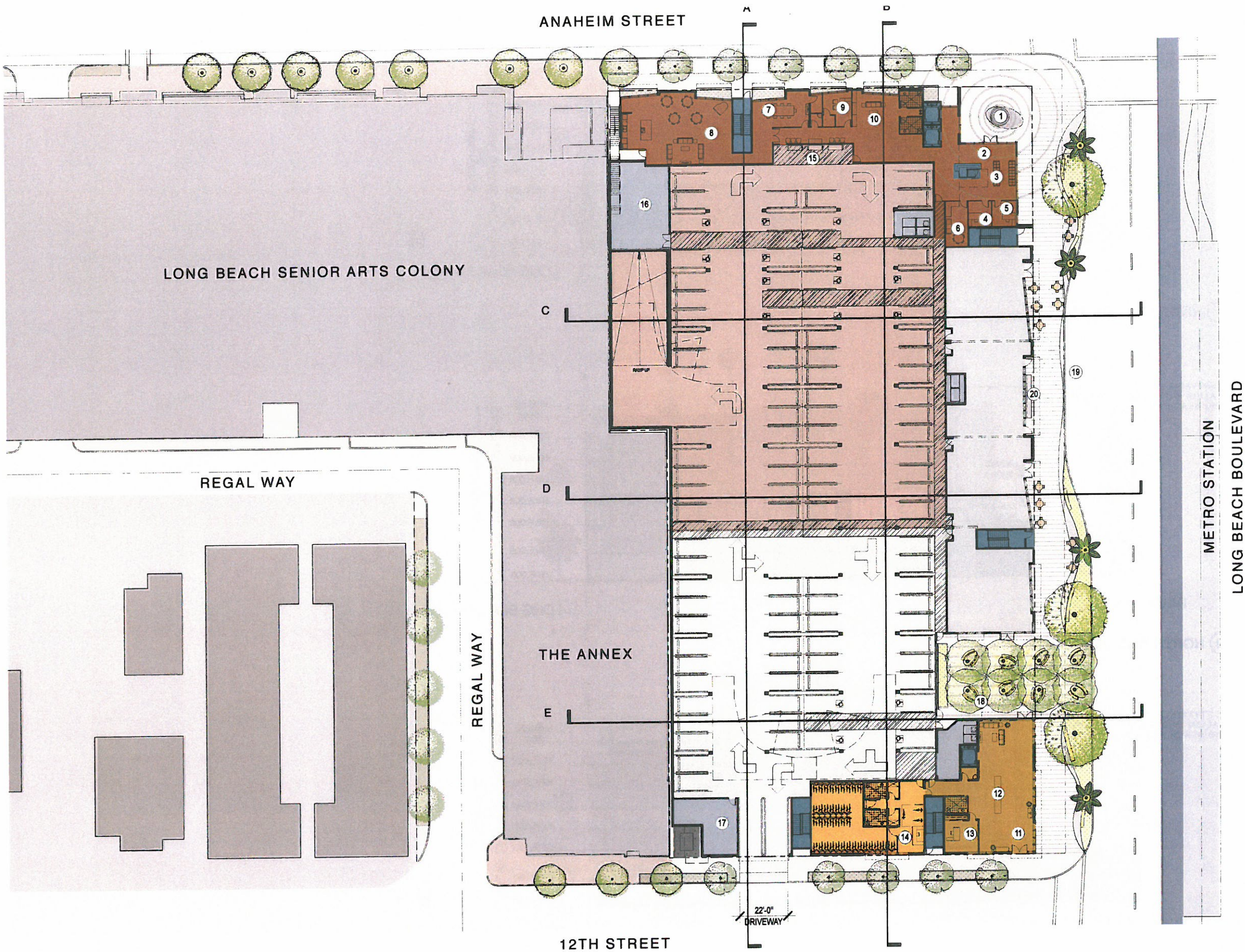


LEGEND :

- RESIDENTIAL AMENITIES  
BEACON POINTE (SENIOR)**
- ① TOWER PLAZA  
(SEE PAGE 38)
  - ② LOBBY (1,292 SF)
  - ③ MAIL
  - ④ ASSISTANT MANAGER'S OFFICE  
(128 SF)
  - ⑤ MANAGER'S OFFICE (170 SF)
  - ⑥ STAFF BREAK ROOM (263 SF)
  - ⑦ MEETING ROOM (721 SF)
  - ⑧ COMMUNITY AREA (1,555 SF)
  - ⑨ SOCIAL SERVICES (176 SF)
  - ⑩ LIBRARY/READING AREA  
(1100 SF)
- RESIDENTIAL AMENITIES  
BEACON PLACE (SUPPORTIVE HOUSING)**
- ⑪ LOBBY (1,745 SF)
  - ⑫ MAIL
  - ⑬ MANAGER'S OFFICE (260 SF)
  - ⑭ BICYCLE CENTER (76 BIKES/1,716 SF)
- RESIDENTIAL PARKING (59 SPACES)**
- ⑮ DROP-OFF & PICK UP ZONE
  - ⑯ MAINTENANCE ROOM (1,062 SF)
- VERTICAL CIRCULATION**
- TRASH/ SERVICES**
- ⑰ ELECTRICAL ROOM (563 SF)
- COMMERCIAL (6,224 SF)**
- COMMERCIAL PARKING  
(40 RETAIL/GUEST SPACES)**
- PLAZA**
- ⑱ SOUTH PLAZA (1,763 SF) (SEE PAGE 39)
  - ⑲ BUS STOP
  - ⑳ BUS STOP SHELTER AND BENCHES
- LONG BEACH SENIOR ARTS COLONY**

SCALE : 1/48" = 1'-0"  
(ON 11"x17" SHEET SIZE)

0' 4' 8' 16' 32' 64'



FIRST FLOOR PLAN

FEBRUARY 4, 2016

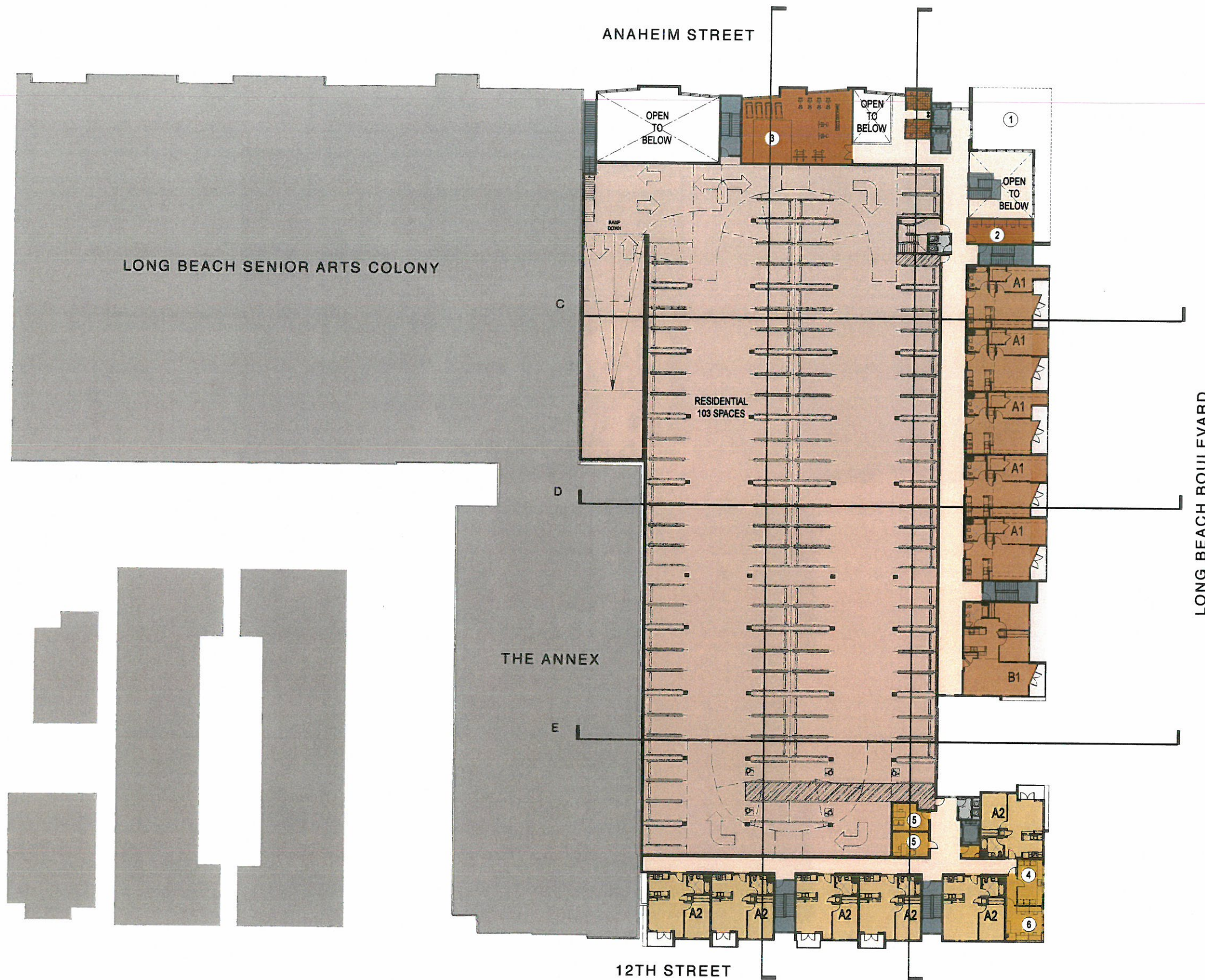
THE BEACON, LONG BEACH

1235 LONG BEACH BLVD. AT ANAHEIM STREET



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collective





# LEGEND :

- BEACON POINTE (SENIOR)
- RESIDENTIAL AMENITIES  
BEACON POINTE (SENIOR)
  - ① TOWER PLAZA
  - ② MEDIA ROOM (336 SF)
  - ③ FITNESS ROOM (1,398 SF)
- BEACON PLACE (SUPPORTIVE HOUSING)
- RESIDENTIAL AMENITIES  
BEACON PLACE (SUPPORTIVE HOUSING)
  - ④ LAUNDRY (201 SF)
  - ⑤ SOCIAL SERVICES OFFICE (339 SF)
  - ⑥ MEDIA ROOM (219 SF)
- RESIDENTIAL PARKING (101 SPACES)
- VERTICAL CIRCULATION
- TRASH/ SERVICES
- LONG BEACH SENIOR ARTS COLONY

SCALE : 1/48" = 1'-0"  
(ON 11"x17" SHEET SIZE)



0' 4' 8' 16' 32' 64'



LEGEND :

- BEACON POINTE (SENIOR)
- RESIDENTIAL AMENITIES  
BEACON POINTE (SENIOR)
  - ① TOWER PLAZA BELOW
  - ② LAUNDRY (192 SF)
- BEACON PLACE (SUPPORTIVE HOUSING)
- RESIDENTIAL AMENITIES  
BEACON PLACE (SUPPORTIVE HOUSING)
  - ③ COMMUNITY ROOM (1,311 SF)
- RESIDENTIAL COURTYARD
  - ④ COURTYARD (23,735 SF)
  - ⑤ SPA (204 SF)
- VERTICAL CIRCULATION
- TRASH/ SERVICES
- LONG BEACH SENIOR ARTS COLONY
- LONG BEACH SENIOR ARTS COLONY  
COURTYARD

SCALE : 1/48" = 1'-0"  
(ON 11"x17" SHEET SIZE)

0' 4' 8' 16' 32' 64'



THIRD FLOOR PLAN

FEBRUARY 4, 2016

32

THE BEACON, LONG BEACH

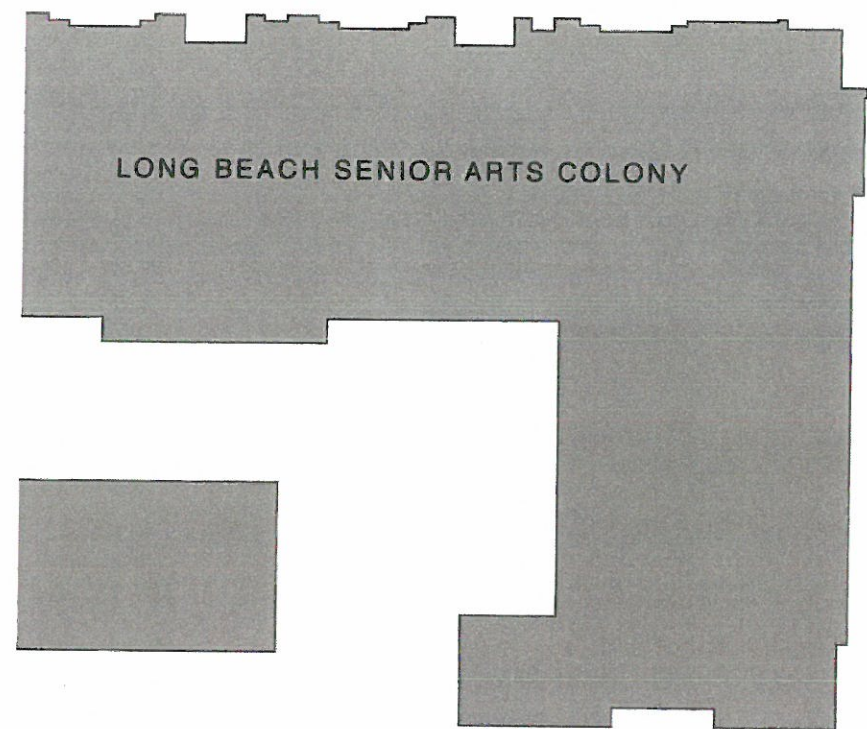
1235 LONG BEACH BLVD. AT ANAHEIM STREET



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- LEGEND :
- BEACON POINTE (SENIOR)
  - RESIDENTIAL AMENITIES  
BEACON POINTE (SENIOR)
  - ① TOWER PLAZA BELOW
  - ② LAUNDRY (192 SF)
  - BEACON PLACE (SUPPORTIVE HOUSING)
  - RESIDENTIAL AMENITIES  
BEACON PLACE (SUPPORTIVE HOUSING)
  - ③ COMMUNITY ROOM
  - VERTICAL CIRCULATION
  - TRASH/ SERVICES
  - LONG BEACH SENIOR ARTS COLONY

SCALE : 1/48" = 1'-0"  
(ON 11"x17" SHEET SIZE)

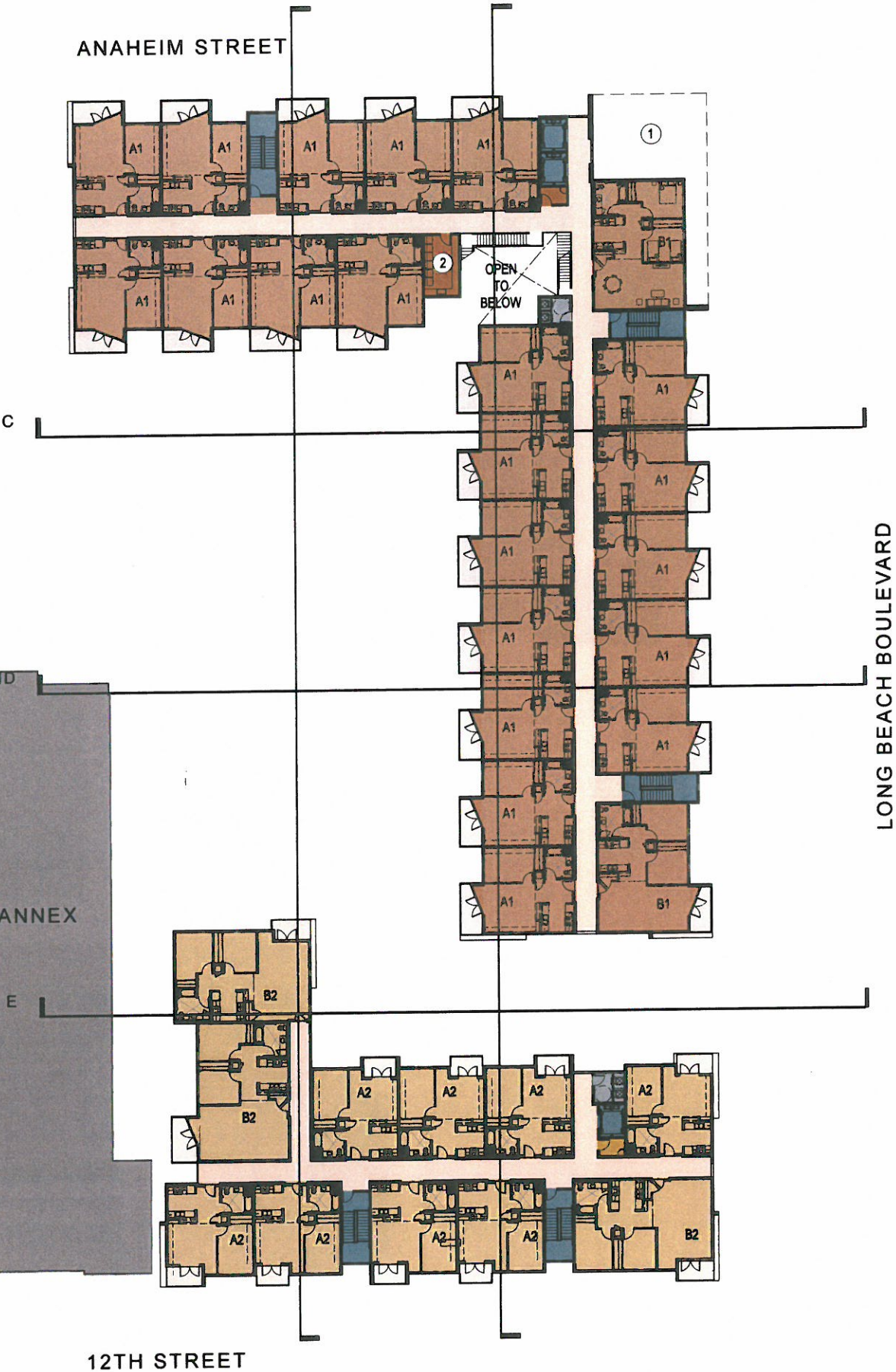
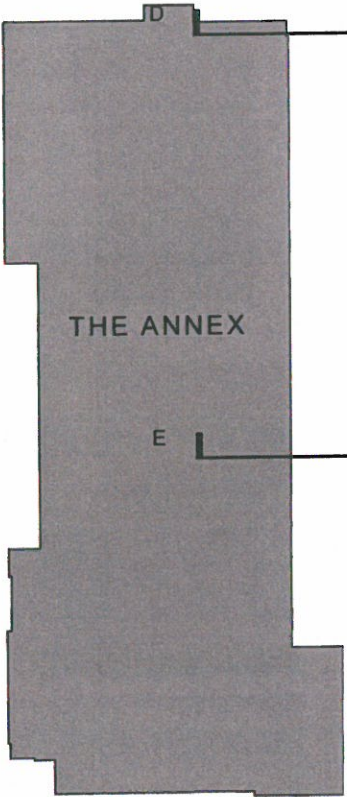
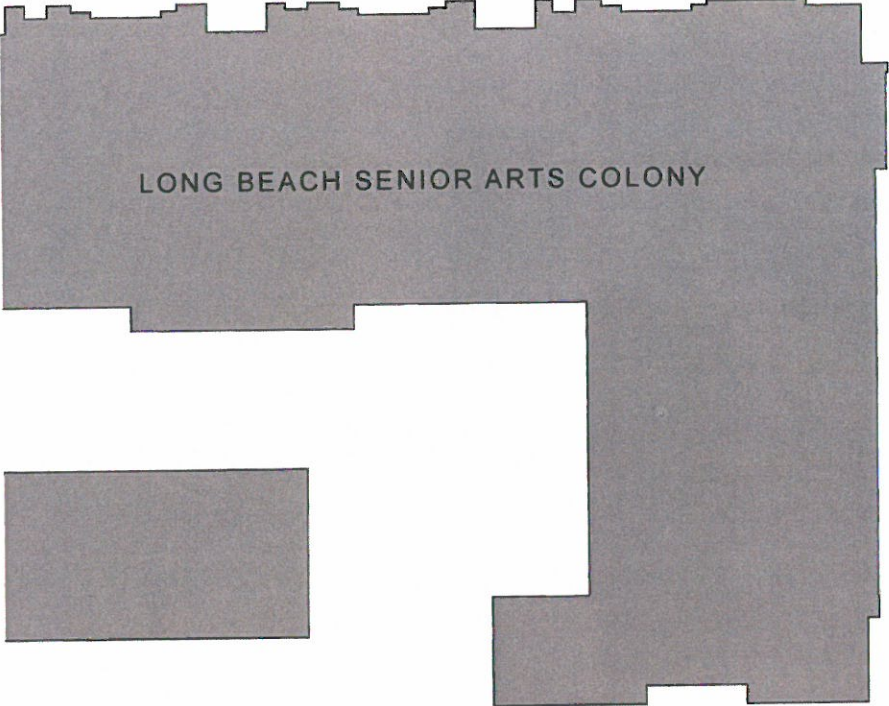
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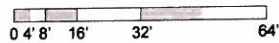


LEGEND :

- BEACON POINTE (SENIOR)
- RESIDENTIAL AMENITIES  
BEACON POINTE (SENIOR)
  - ① TOWER PLAZA BELOW
  - ② LAUNDRY (192 SF)
- BEACON PLACE (SUPPORTIVE HOUSING)
- RESIDENTIAL AMENITIES  
BEACON PLACE ( SUPPORTIVE HOUSING)
  - ③ COMMUNITY ROOM
- VERTICAL CIRCULATION
- TRASH/ SERVICES
- LONG BEACH SENIOR ARTS COLONY



SCALE : 1/48" = 1'-0"  
(ON 11"x17" SHEET SIZE)



FIFTH FLOOR PLAN

FEBRUARY 4, 2016

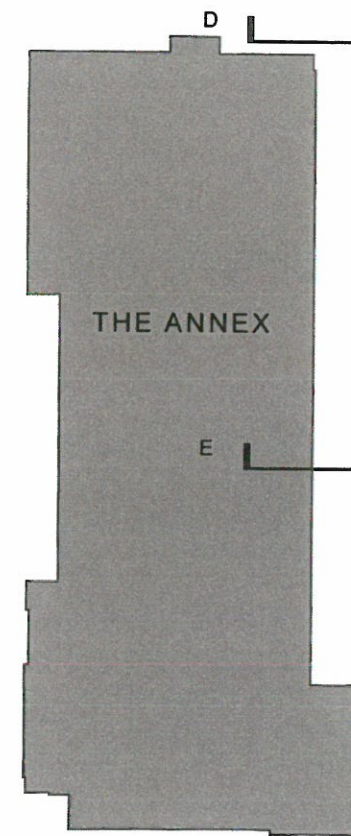
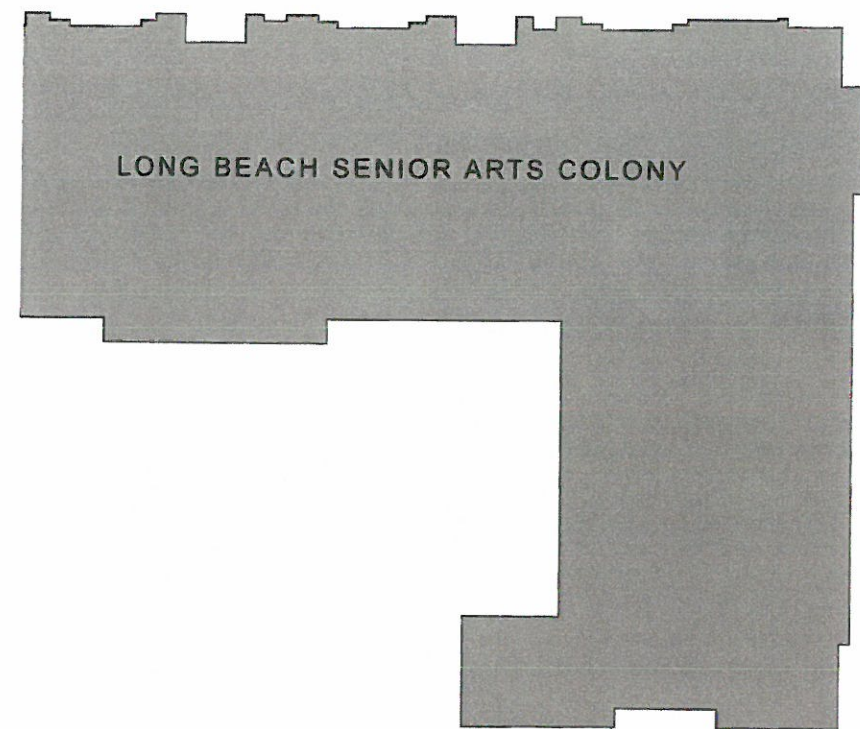
THE BEACON, LONG BEACH

1235 LONG BEACH BLVD. AT ANAHEIM STREET



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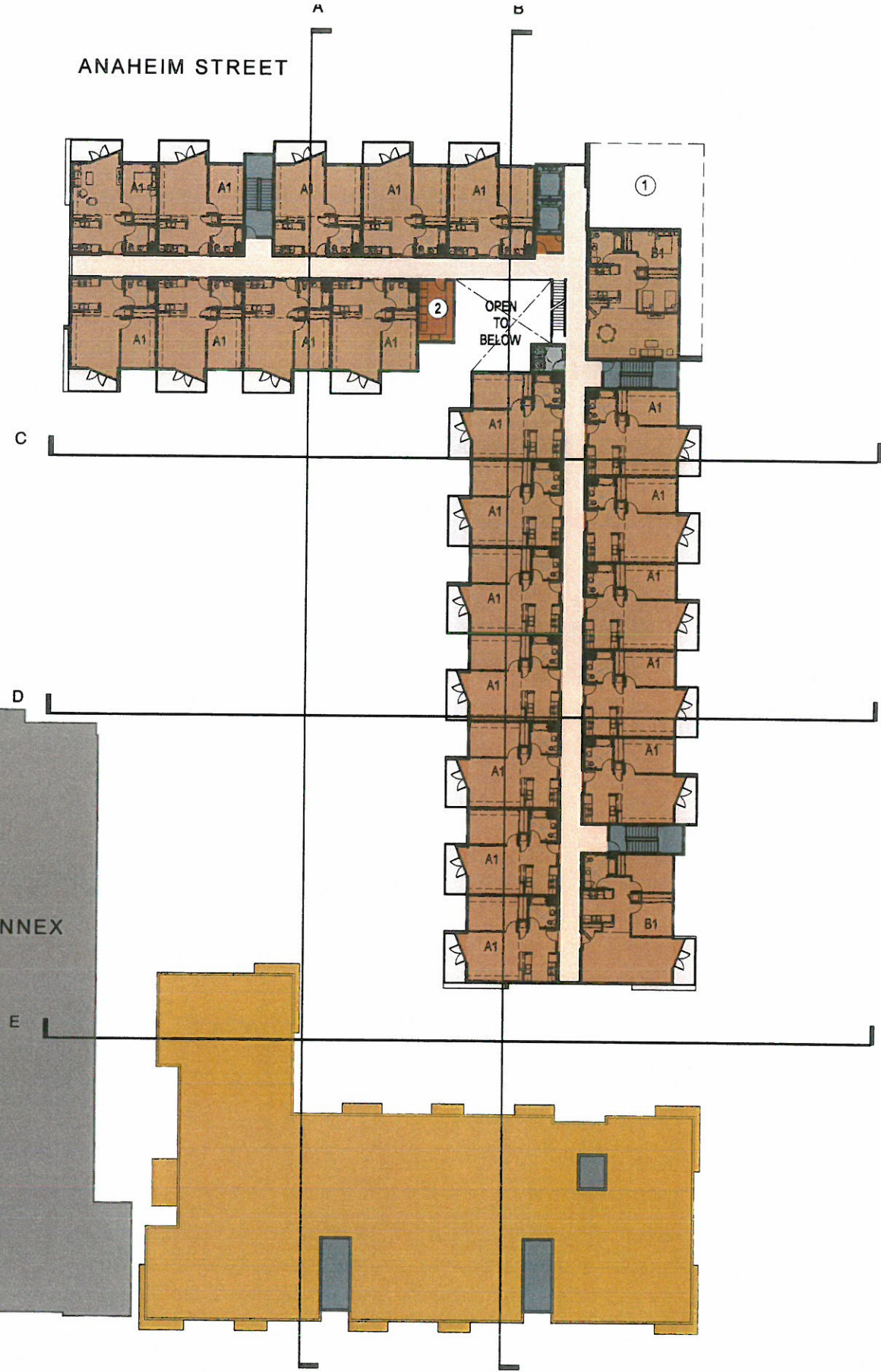




12TH STREET

ANAHEIM STREET

LONG BEACH BOULEVARD



**LEGEND :**

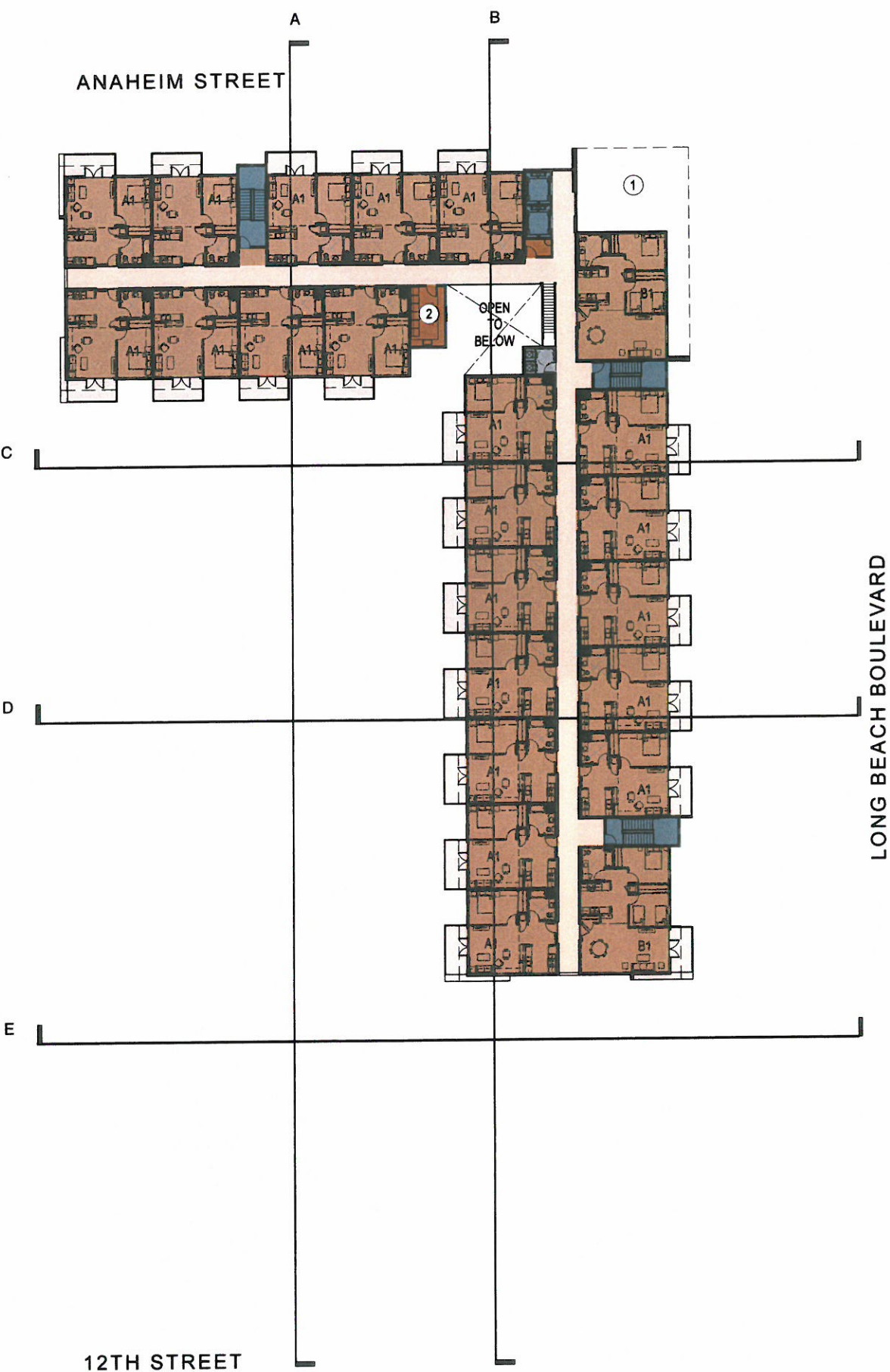
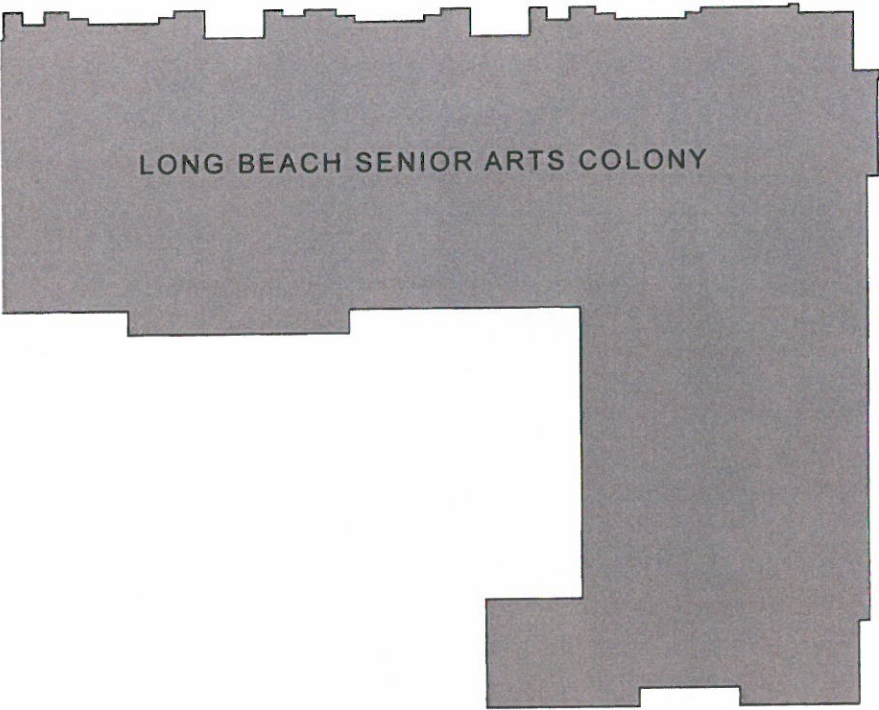
- BEACON POINTE (SENIOR)
- RESIDENTIAL AMENITIES
- BEACON PLACE (SENIOR)
- ① TOWER PLAZA BELOW
- ② LAUNDRY (192 SF)
- BEACON PLACE (SUPPORTIVE HOUSING)
- VERTICAL CIRCULATION
- TRASH/ SERVICES
- LONG BEACH SENIOR ARTS COLONY

SCALE : 1/48" = 1'-0"  
(ON 11"x17" SHEET SIZE)

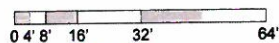




- LEGEND :**
- BEACON POINTE (SENIOR)
  - RESIDENTIAL AMENITIES  
BEACON POINTE (SENIOR)
    - ① TOWER PLAZA BELOW
    - ② LAUNDRY (192 SF)
  - VERTICAL CIRCULATION
  - TRASH/ SERVICES
  - LONG BEACH SENIOR ARTS COLONY



SCALE : 1/48" = 1'-0"  
(ON 11"x17" SHEET SIZE)



SEVENTH FLOOR PLAN

36

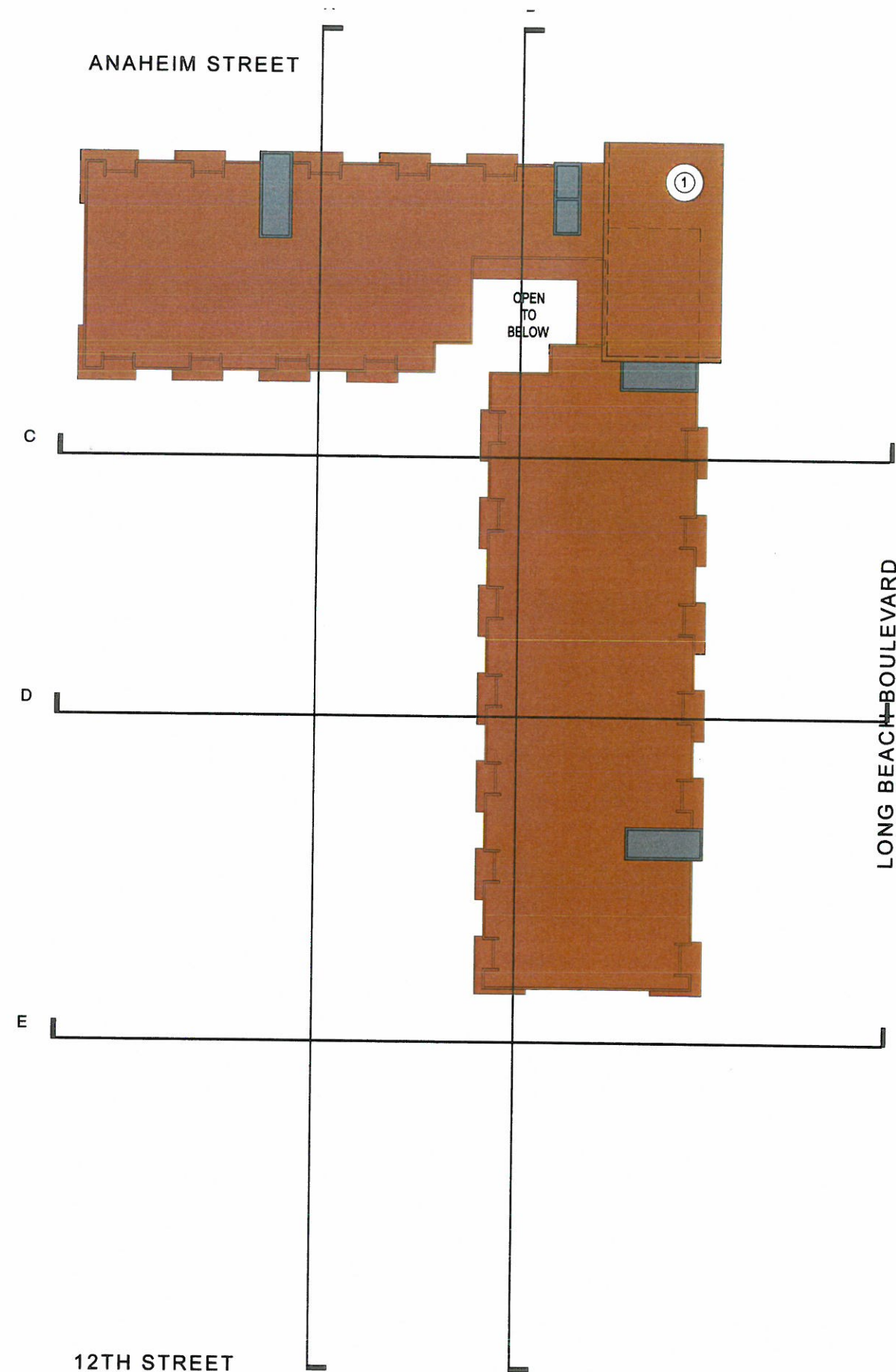
FEBRUARY 4, 2016

THE BEACON, LONG BEACH  
1235 LONG BEACH BLVD. AT ANAHEIM STREET



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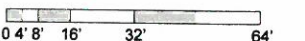


**LEGEND :**

- BEACON POINTE (SENIOR)
- VERTICAL CIRCULATION
- LONG BEACH SENIOR ARTS COLONY
- ① TOWER PLAZA BELOW



SCALE : 1/48" = 1'-0"  
(ON 11"x17" SHEET SIZE)





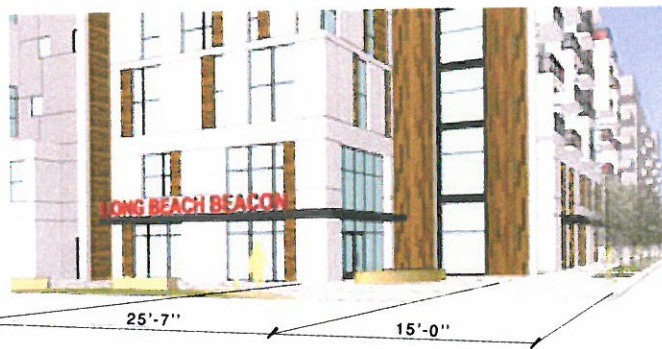
LEGEND :

- BEACON POINTE (SENIOR)
- RESIDENTIAL AMENITIES-  
BEACON POINTE (SENIOR)
  - ① TOWER PLAZA
  - ② LOBBY (1,292 SF)
  - ③ MAIL
  - ④ ASST. MANAGER'S OFFICE (128 SF)
  - ⑤ MANAGER'S OFFICE (170 SF)
  - ⑥ STAFF BREAK ROOM (263 SF)

- RESIDENTIAL PARKING
- VERTICAL CIRCULATION
- TRASH/ SERVICES

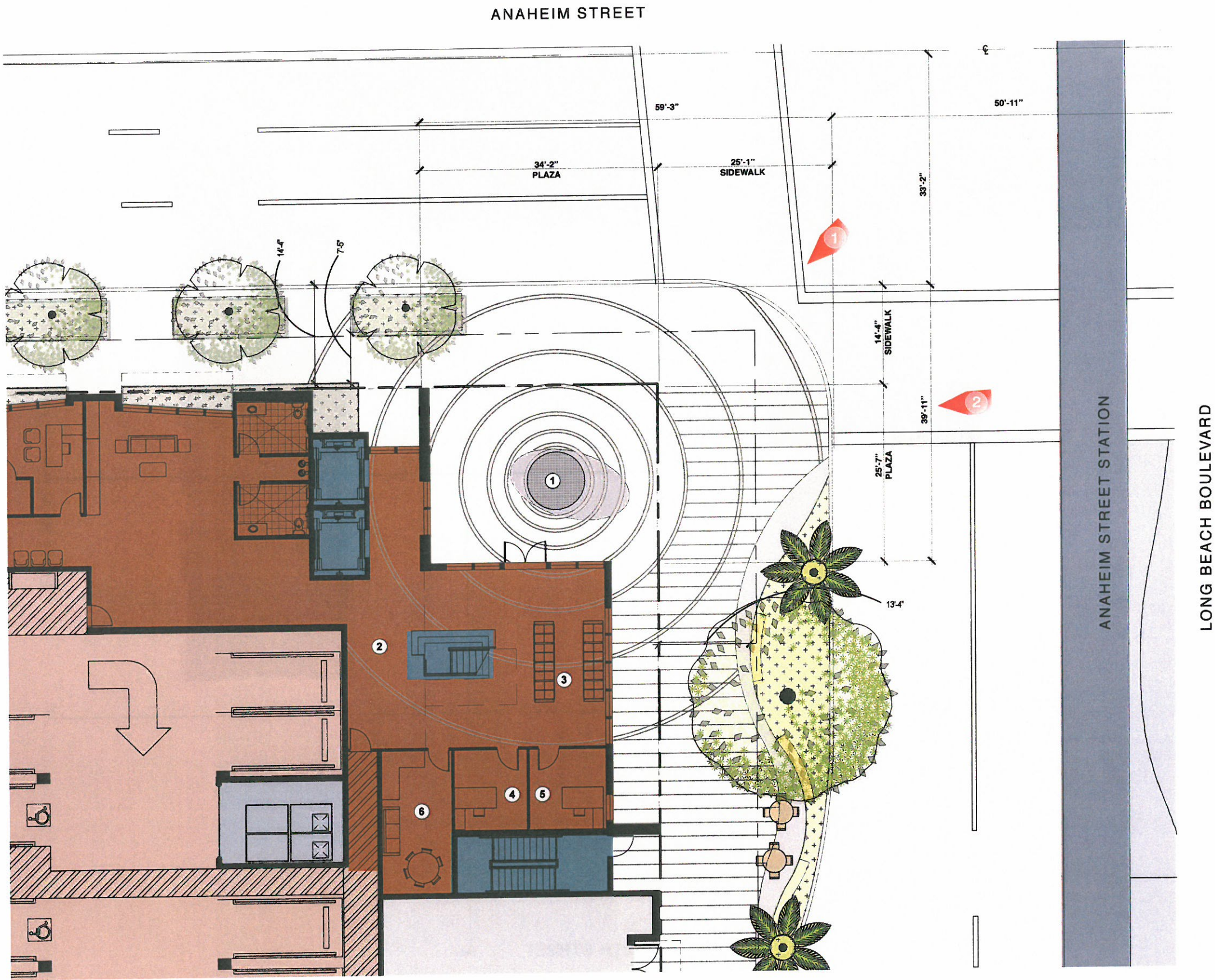
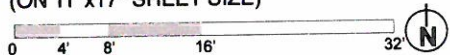


② VIEW FROM ANAHEIM STREET

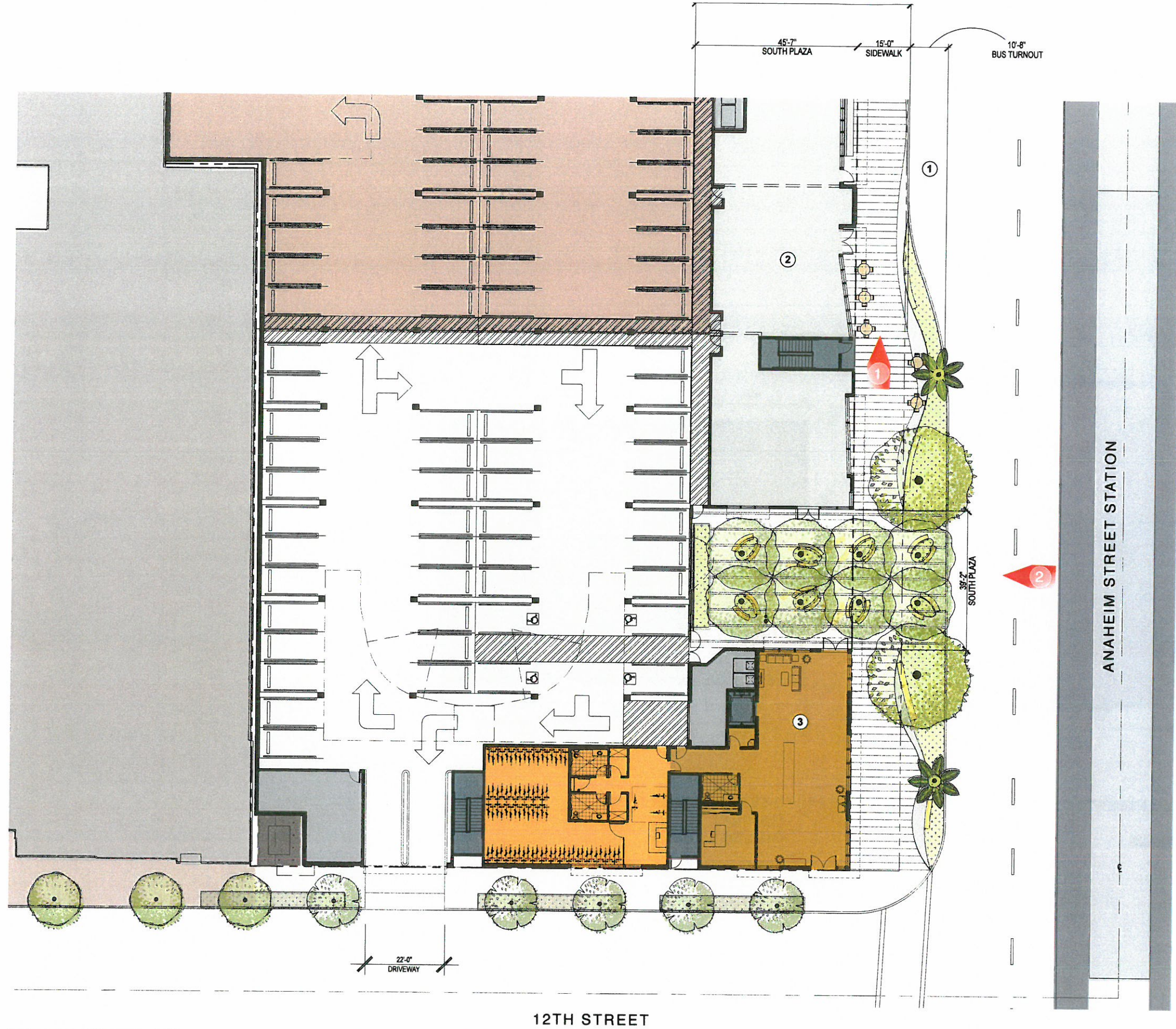


① VIEW FROM LONG BEACH BLVD..

SCALE : 1/16" = 1'-0"  
(ON 11"x17" SHEET SIZE)







LEGEND :

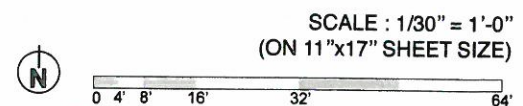
- ① BUS STOP
- BEACON POINTE (SENIOR)
- RESIDENTIAL AMENITIES-  
BEACON POINTE (SENIOR)
- ② COMMERCIAL
- BEACON PLACE (SUPPORTIVE HOUSING)
- RESIDENTIAL AMENITIES-  
BEACON PLACE (SUPPORTIVE HOUSING)
- ③ LOBBY
- VERTICAL CIRCULATION
- TRASH/ SERVICES



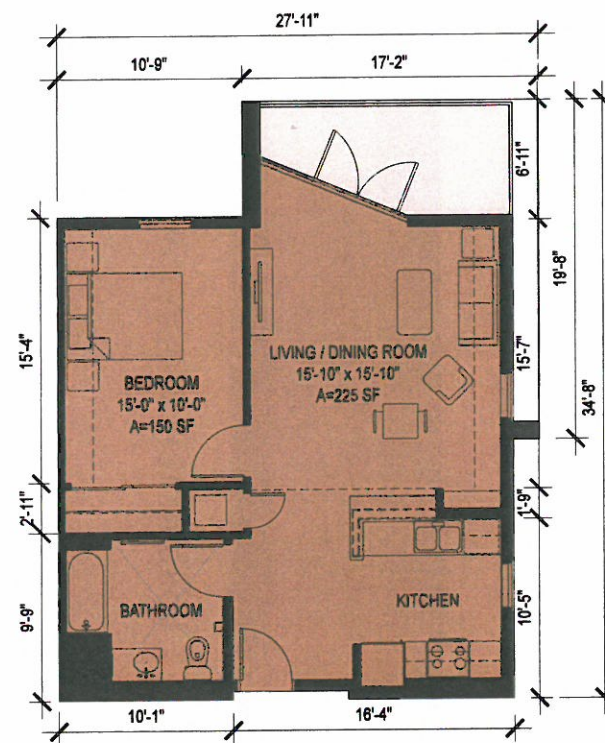
② SOUTH PLAZA



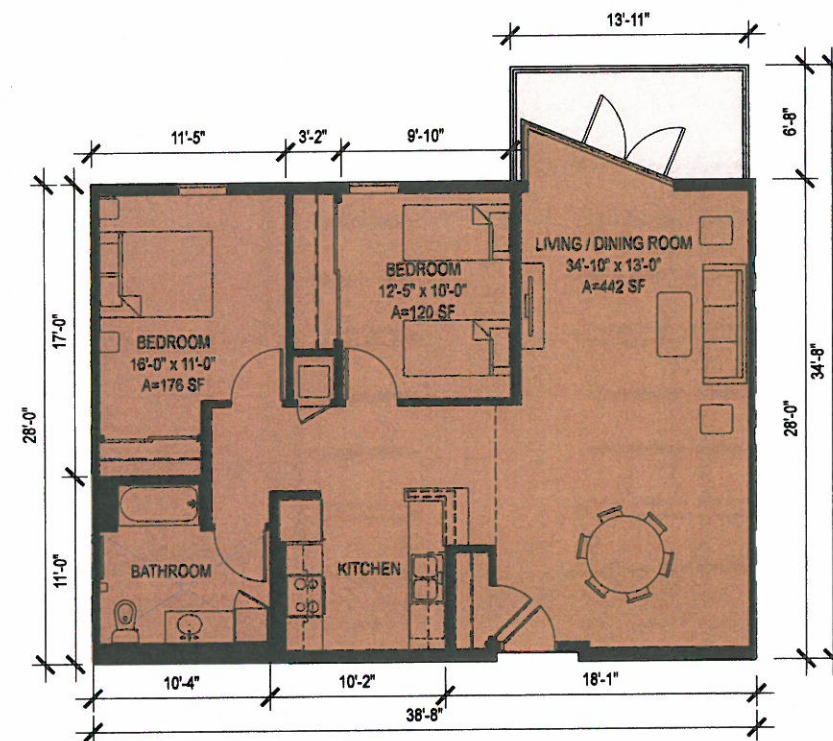
① BUS STOP







**A1 1-BEDROOM APARTMENT**  
(713 SF)  
OCCURS 110 TIMES

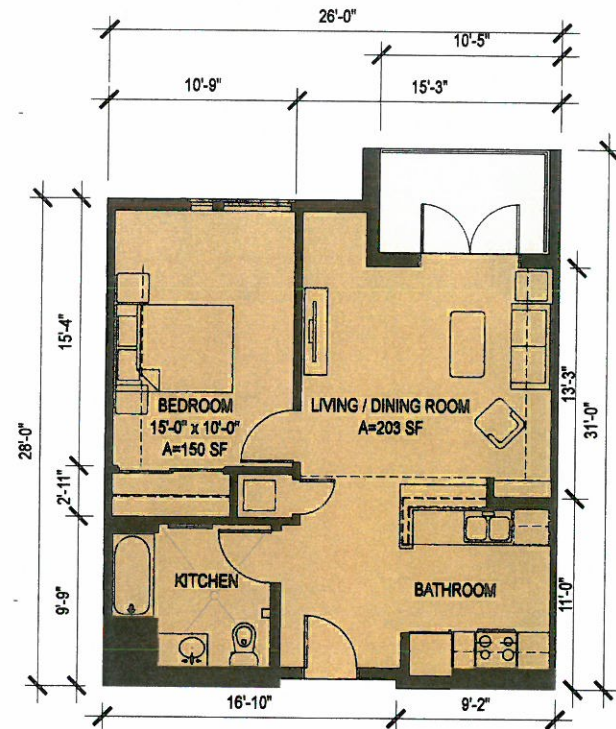


**B1 2-BEDROOM APARTMENT**  
(1,053 SF)  
OCCURS 11 TIMES

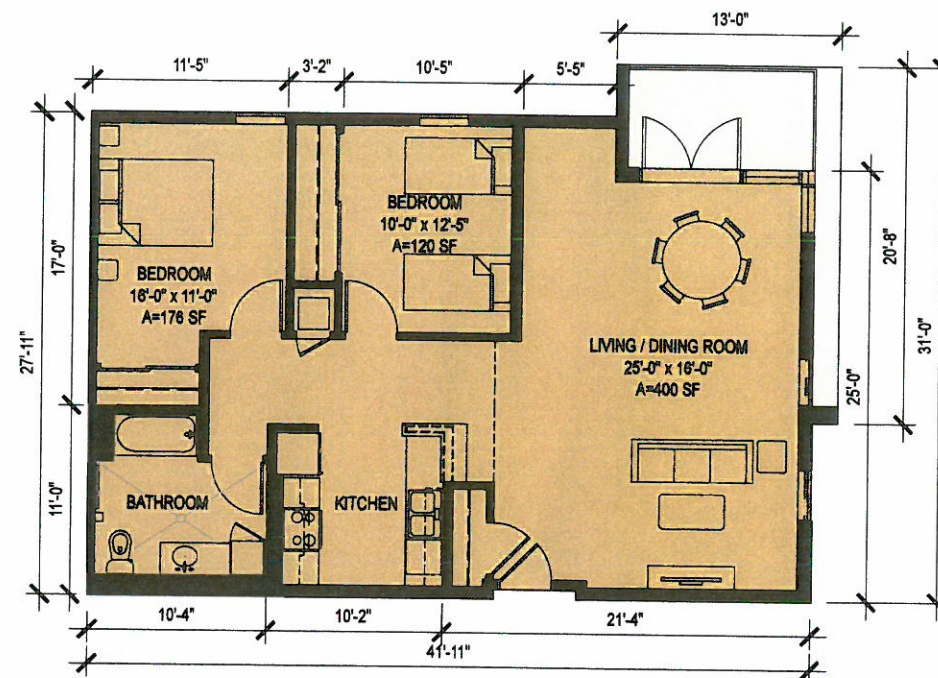
SCALE : 3/32" = 1'-0"  
(ON 11"x17" SHEET SIZE)







**A2 1-BEDROOM APARTMENT**  
(658 SF)  
OCCURS 30 TIMES



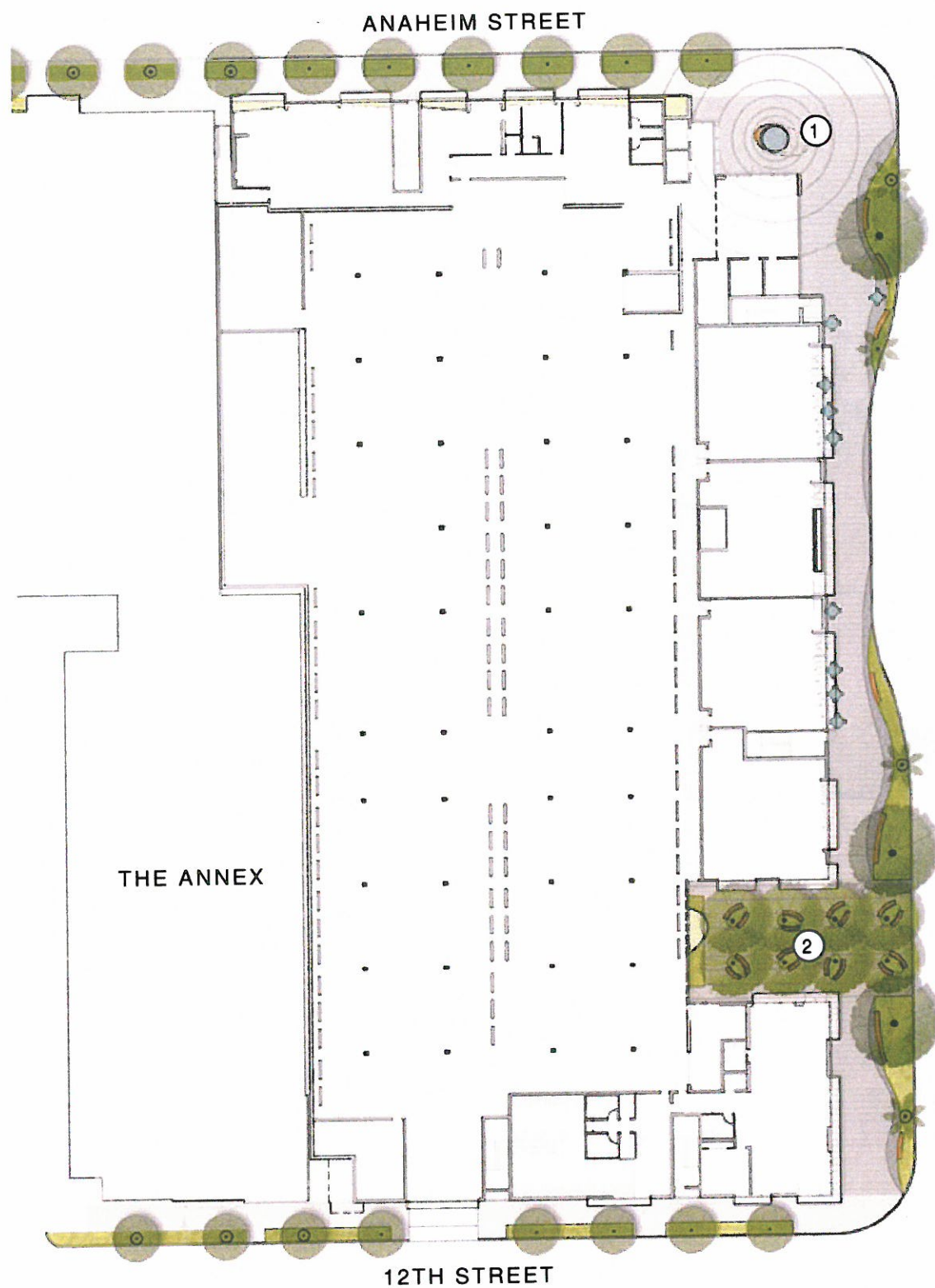
**B2 2-BEDROOM APARTMENT**  
(1,077 SF)  
OCCURS 9 TIMES

SCALE : 3/32" = 1'-0"  
(ON 11"x17" SHEET SIZE)

0 2' 4' 8'







GROUND LEVEL PLAN



THIRD LEVEL PLAN

- LEGEND
- ① tower plaza
  - ② south plaza
  - ③ the living room
  - ④ the yard
  - ⑤ the oasis
  - ⑥ the edible garden
  - ⑦ the dining room
  - ⑧ the garden walk
  - ⑨ garden alcove

SCALE : 1" = 50'-0"  
(ON 11"x17" SHEET SIZE)

0' 25' 50'

N

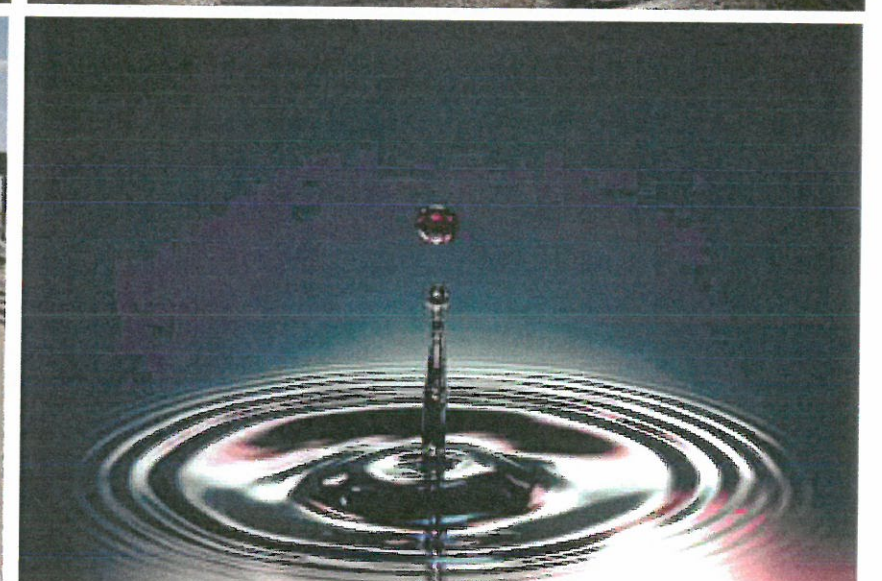


# LANDSCAPE CONCEPT - THE SHORE

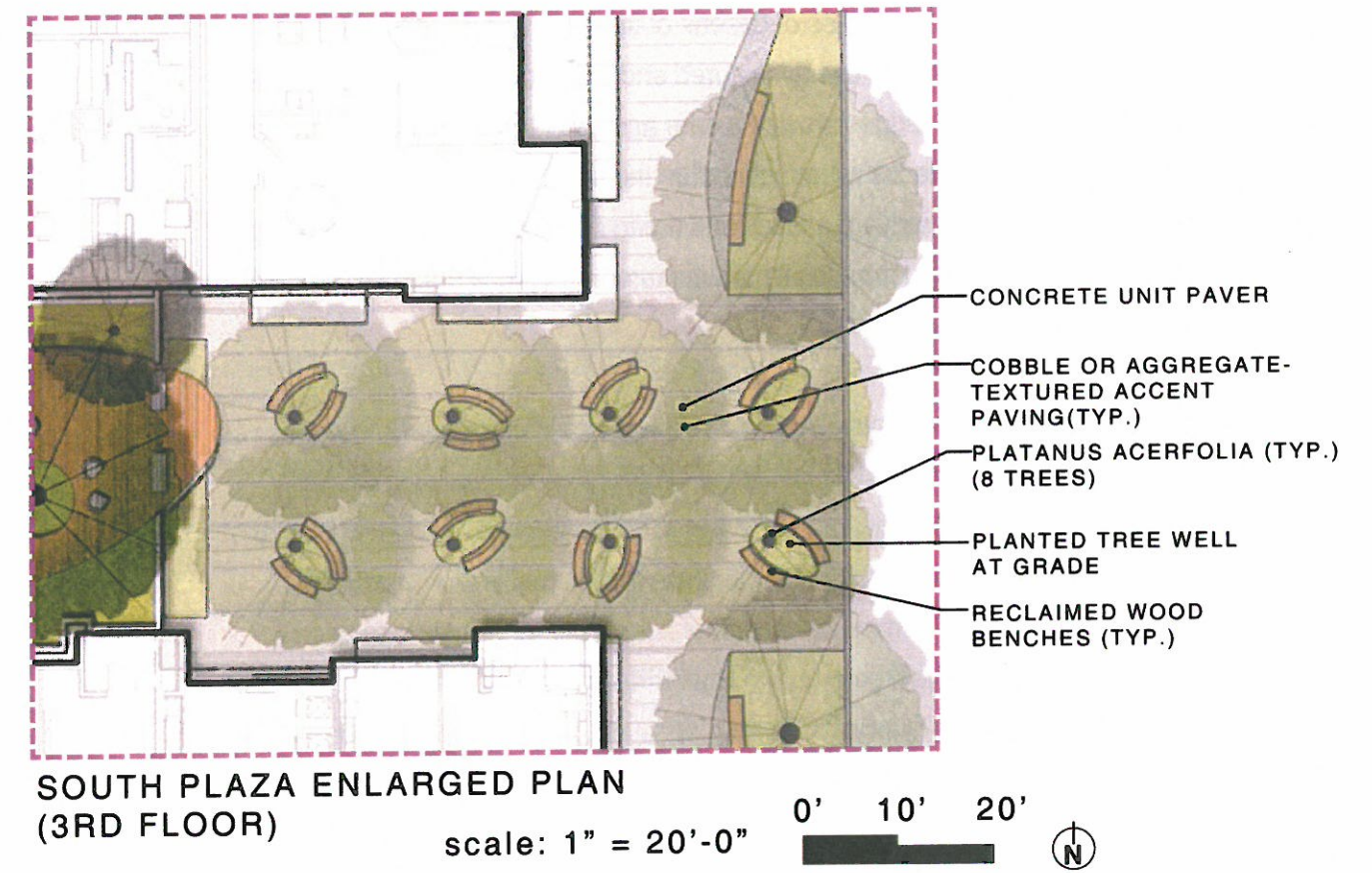
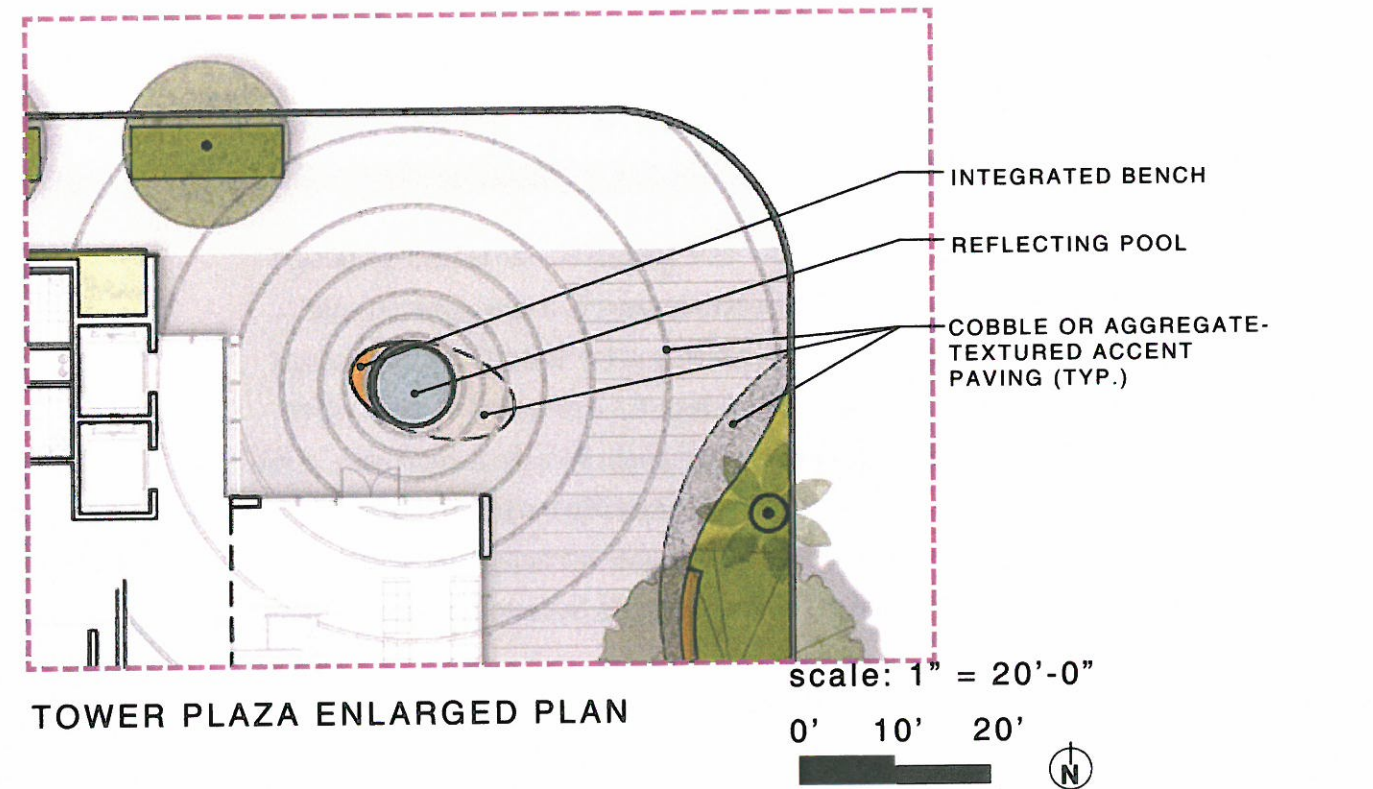
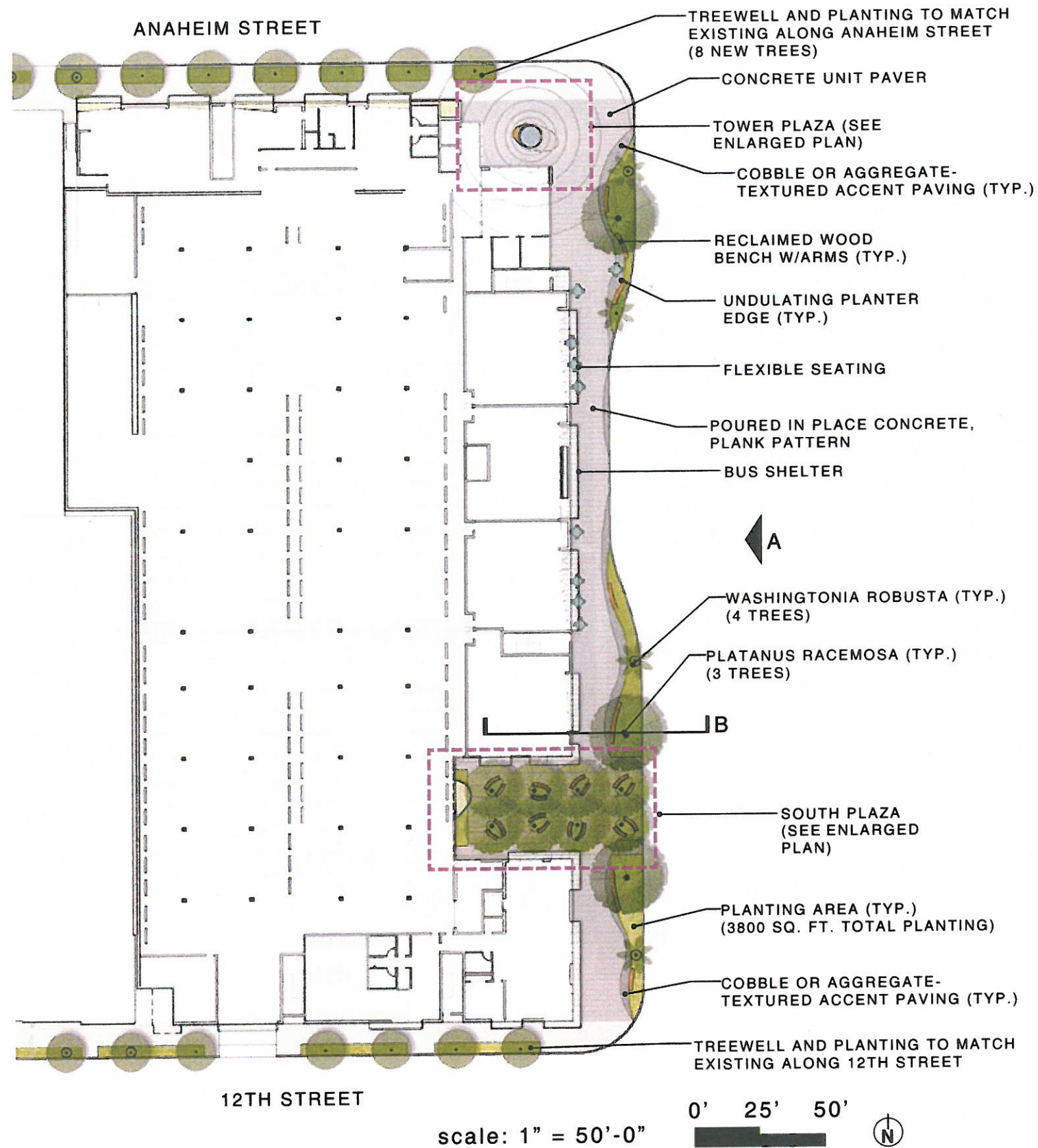
Inspired by the Beacon's architectural metaphor as a lighthouse, the landscape design acts as the grounding shoreline. Along Long Beach Boulevard, a curvy planted edge mimics watermarks left by waves rolling up the beach and the sidewalk scoring depicts the parallel lines of a boardwalk. The Tower Plaza features a reflecting fountain which serves as a beacon for the building. Paving circles emanate from the fountain as a ripple pattern in the plaza extending outward to the sidewalk and into the building interior bridging the inside with the outside. The South Plaza invites passersby into a cool respite shaded by deciduous trees reminiscent of the South Coast's Sycamore-studded canyons.

Upstairs, the courtyard landscape design plays off of the flow and form of a water droplet. The curves of undulating pathways and tear-shaped rooms, planters, and platform benches provide a soft counterpoint to Long Beach Boulevard's urban context and the Beacon's rectilinear architecture. Generous canopies of dozens of trees provide shade in Long Beach's year-round sunny climate. An evenly textured and colored concrete path of travel and raised planters with softened edges provide a safe and easy-to-navigate landscape for aging seniors. Reclaimed wood decks warm and soften the courtyard and reclaimed wood benches provide seating in the courtyard, plazas and along the sidewalk. Site furnishings, fencing, and pavers will be sourced from local manufacturers to reduce the environmental impacts of long-distance shipping.

A plant palette made up of predominantly California natives is accompanied by climate-appropriate plants suitable for site-specific conditions. Native Sycamores alternate with Mexican Fan Palms along Long Beach Boulevard to shade the sidewalk and street. London Plane Trees, of the same plant family as the Sycamores, shade the South Plaza with a slightly smaller and more upright form better suited for the space. A row of Podocarpus provides a shade-tolerant green backdrop for the South Plaza to screen the parking garage. On the courtyard level, sculptural evergreen Torrey Pines shade benches integrated into the planter walls, and smaller-scaled Chitalpas will burst in pink blooms each spring.









# TOWER PLAZA

- *Water at entry , “impluvium”*
- *Still water feature, reflecting the sky*
- *Simple seating*
- *Paving radiates/ripples off central fountain*

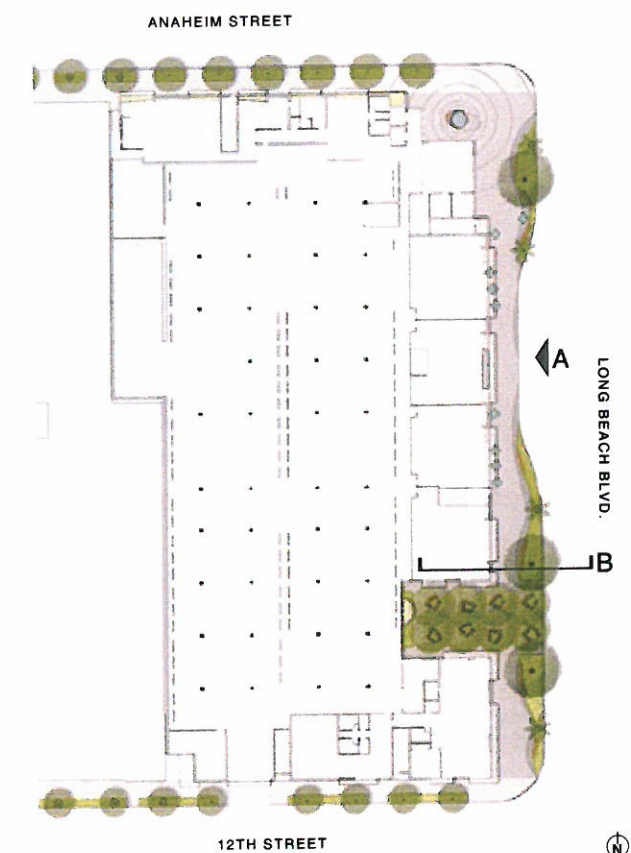
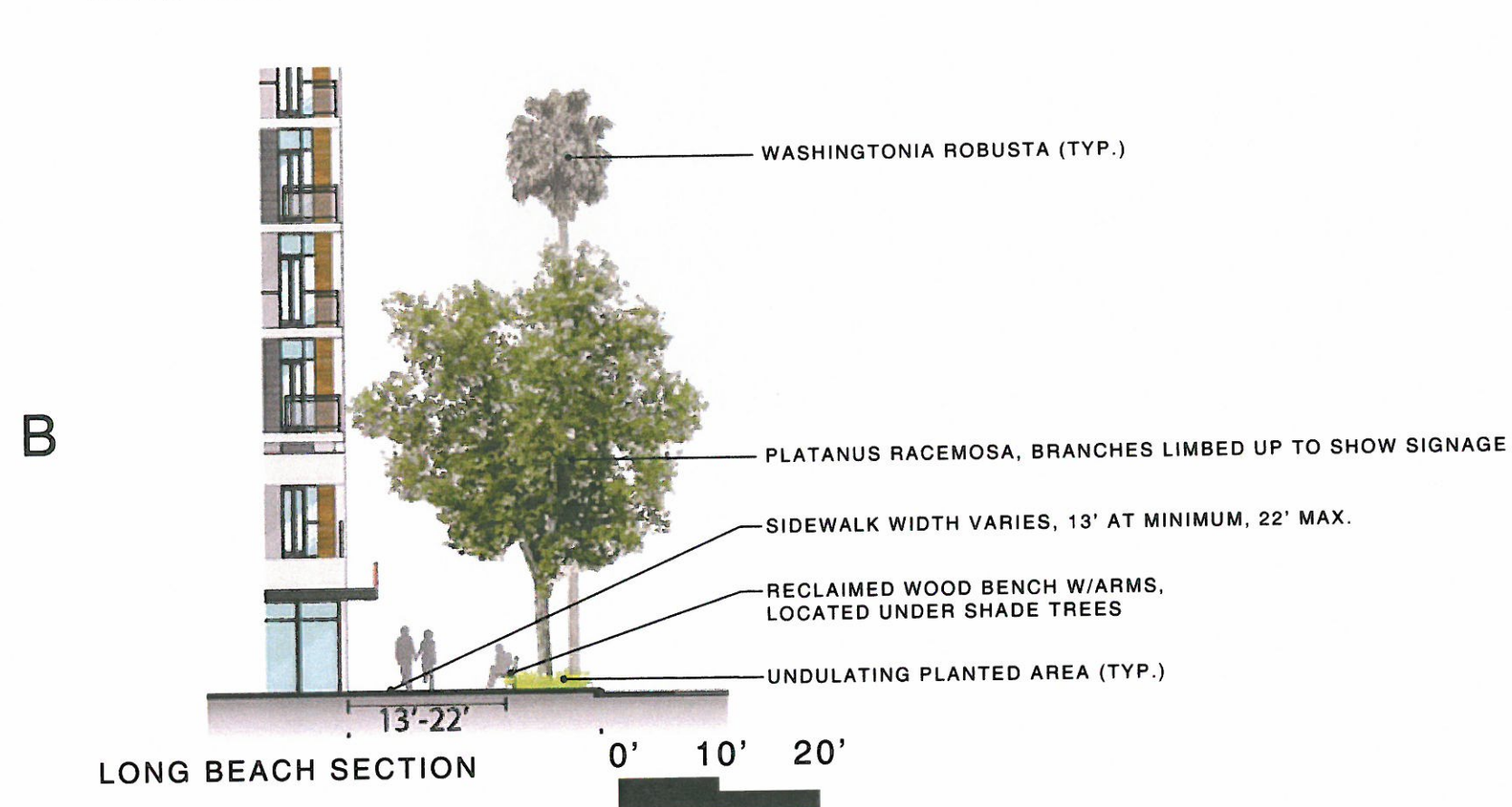


# SOUTH PLAZA

- *Green refuge*
- *Sculptural bench*
- *Green wall*
- *Special paving*
- *Iconic lighting*



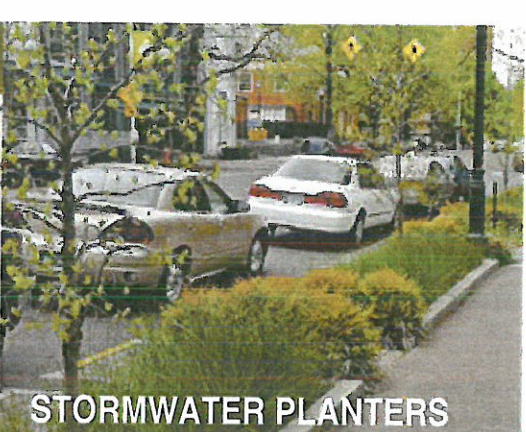
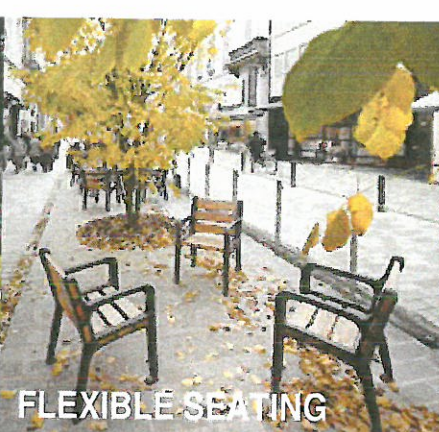
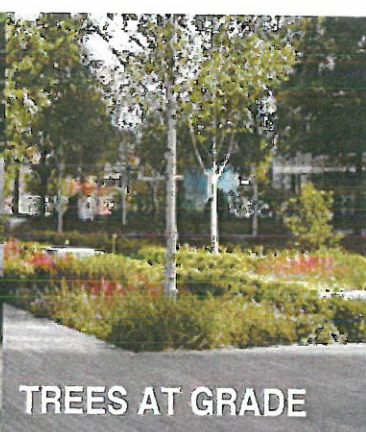




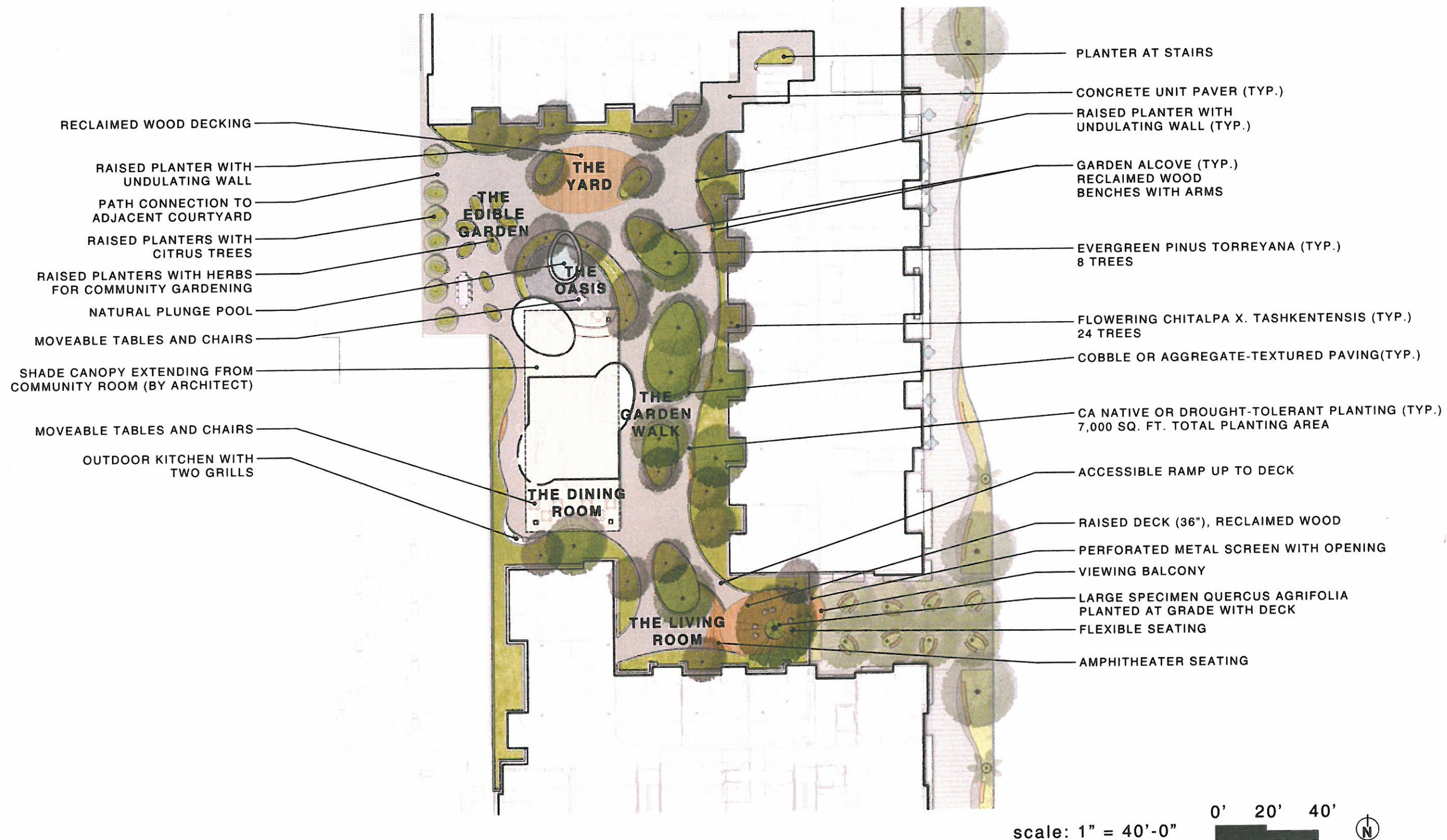


# LONG BEACH BLVD STREETSCAPE

- Enhance existing row of palms
- Urban edge at retail frontage
- Dynamic planting at street edge
- Special paving & benches
- Shade trees
- Stormwater planters
- Flexibility for retail seating









edible garden



the yard



the oasis



the dining room



garden edge



the living room



the garden walk



garden alcoves





## THE LIVING ROOM

- Flexible space for both everyday use and special events
- Larger scale program
- Open play area for families
- Amphitheater seating
- Balcony over plaza
- Porch swings



## THE GARDEN WALK & GARDEN ALCOVES

- intimate shaded garden walk
- multiple paths, differing widths
- fitness circuit
- raised planter for shade trees with undulating wall
- seating alcoves built into planter wall



## THE YARD

- Flexible space for active programming
- Shade and privacy for group exercise
- Open play area for families





## THE EDIBLE GARDEN

- Planters with fruit trees along property edge
- Planters for herbs and vegetables
- Work table
- Connection to adjacent garden
- Conversations across the fence
- Opportunities to terrace



## THE OASIS

- Natural pool or hot tub
- Shade structure
- Lounge seating
- Indoor/outdoor
- Fence integrated into design



## THE DINING ROOM

- Community dining table
- Flexible tables
- Shade canopy connected to community room
- Outdoor grills & bar area
- Private parties
- Evening lounge





STREETSCAPE PAVING (AT LONG BEACH BLVD)



CAST IN PLACE CONCRETE, NATURAL GREY, LONG NARROW PLANKS TO EMULATE BOARDWALK PATTERNING, TWO FINISHES TO CREATE A SUBTLE BANDING PATTERN



ECOCAST #150 - ROUGH EXPOSED AGGREGATE

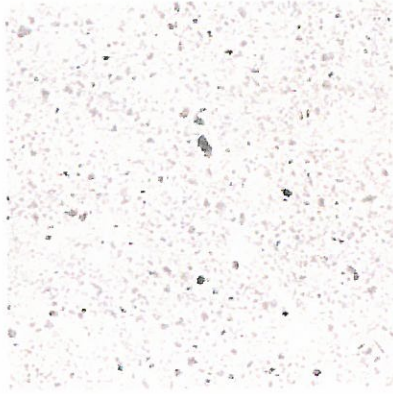


ECOCAST FELDSPAR LIGHT WASH (TO CREATE A SPARKLE EFFECT)

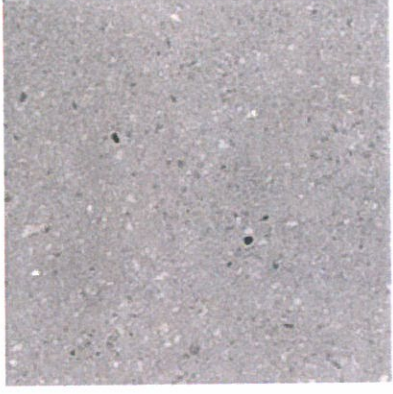
GROUND LEVEL PLAZAS & PODIUM PAVING



CONCRETE UNIT PAVERS BY CONCRETE COLLABORATIVE, RUNNING BOND PATTERN, WITH ACCENT "JOINT" PAVER



CONCRETE UNIT PAVERS, WITH EXPOSED AGGREGATE, LIGHT GREY TONE (IVORY, PEARL OR PEWTER)



ACCENT PAVING



COBBLE OR DARK AGGREGATE-TEXTURED PAVING



ECOCAST #150 - ROUGH EXPOSED AGGREGATE, DARK GREY INTEGRAL COLOR

WOOD DECKING



RECLAIMED WOOD





# RAISED PLANTERS



CURVILINEAR CMU WALL UNDULATING HEIGHT



SMOOTH WHITE STUCCO FINISH



METAL COLLAR POTENTIAL

# BENCH



RECLAIMED WOOD BENCH WITH ARMS



# METAL FENCE AT SPA



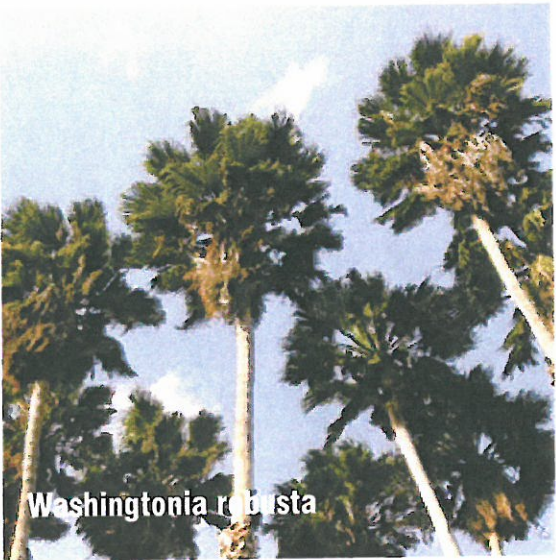
VERTICAL METAL SLATS INTEGRATED IN PLANTER WALL



OPTION: IRREGULAR HEIGHTS OF SLATS TO CREATE A MORE DYNAMIC EXPERIENCE



# STREETSCAPE & PLAZAS



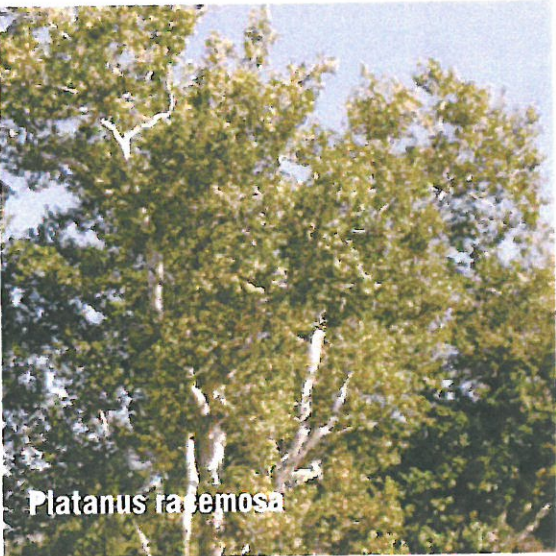
Washingtonia robusta

PATTERN OF PALMS ALONG LONG BEACH BLVD WILL BE CONTINUED



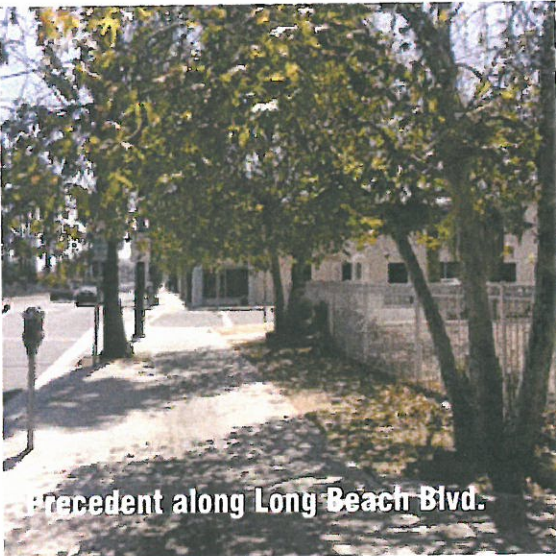
Platanus racemosa

SYCAMORE TREES WILL ALTERNATE WITH PALMS ALONG LONG BEACH, FOR SHADE



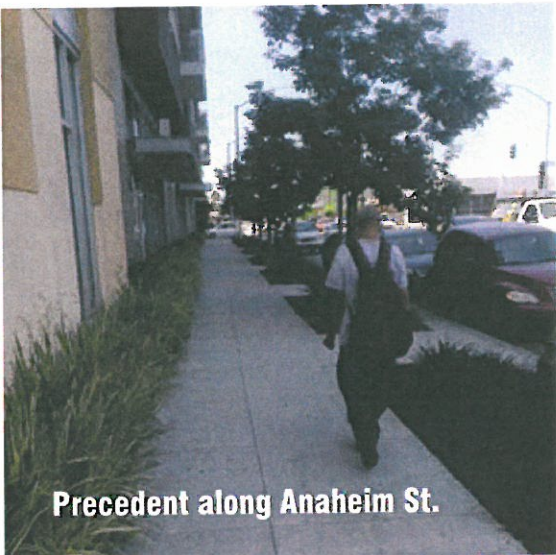
Platanus racemosa

SYCAMORE TREES WILL ALTERNATE WITH PALMS ALONG LONG BEACH, FOR SHADE



Precedent along Long Beach Blvd.

SYCAMORE TREES EXISTING ON LONG BEACH



Precedent along Anaheim St.

THE PLANTING ALONG ANAHEIM ST. WILL WORK WITH THE ADJACENT DEVELOPMENT



Muhlenbergia rigens



Dudleya brittonii



Achillea millefolia



Carpenteria californica



Aeonium "Jack Catlin"



Calamagrostis foliosa



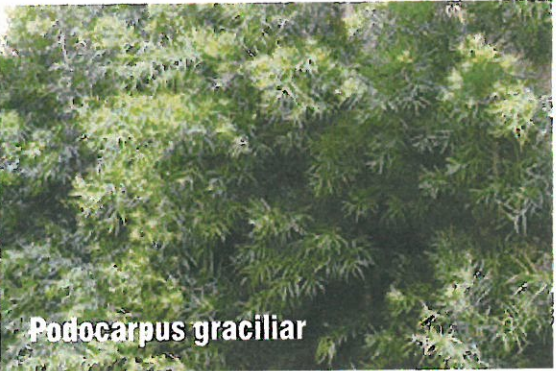
Leymus "Canyon Prince"



Agave "Blue Flame"



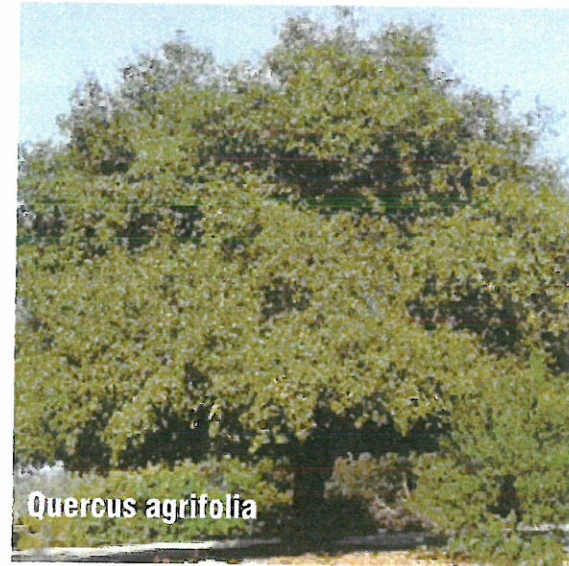
Heuchera maxima



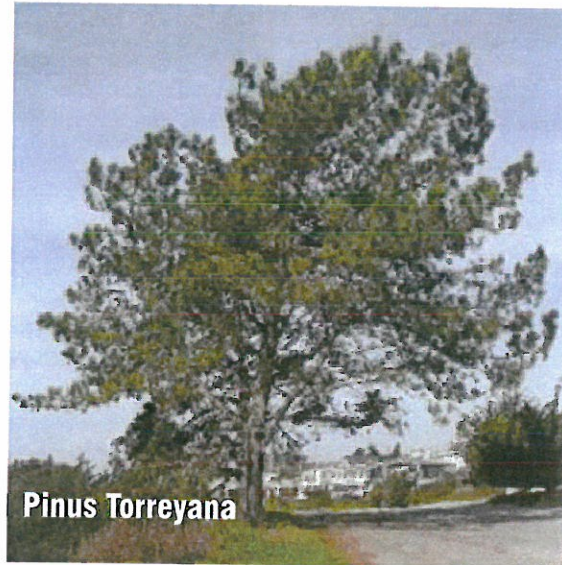
Podocarpus gracilar



# COURTYARD



Quercus agrifolia



Pinus Torreyana



Chitalpa x tashkentensis



Citrus: Orange



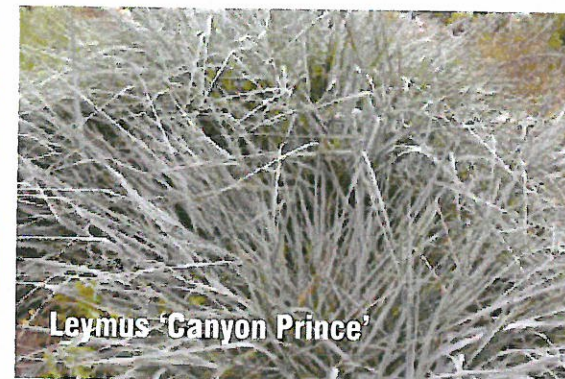
Citrus: Lemon



Aeonium 'Sunburst'



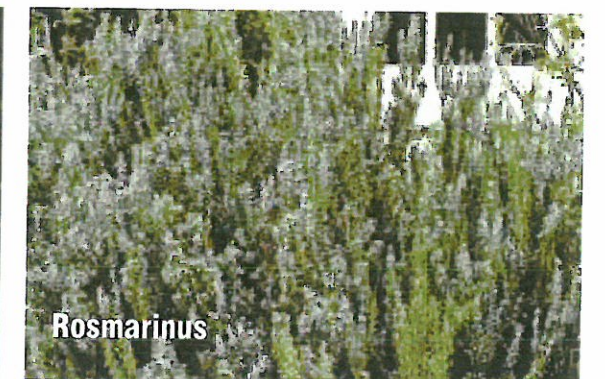
Achillea millefolia



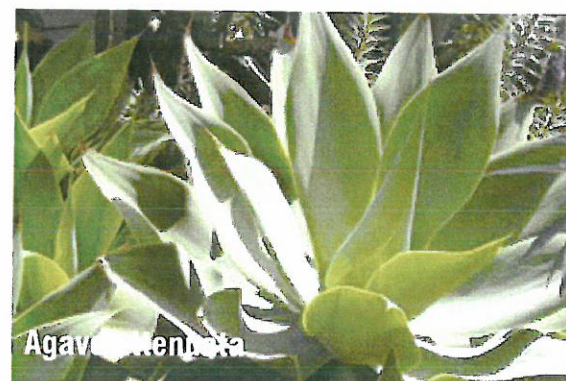
Leymus 'Canyon Prince'



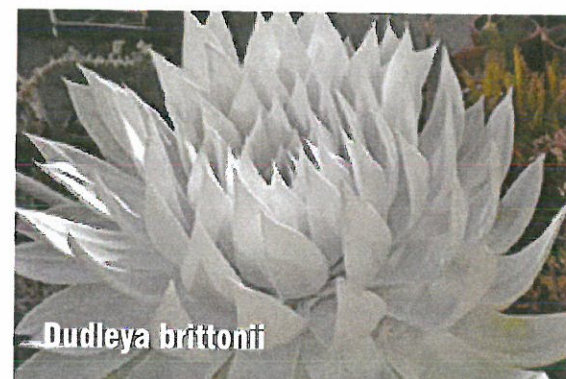
Carpenteria californica



Rosmarinus



Agave attenuata



Dudleya brittonii



Heuchera maxima



Senecio mandraliscae



Eriogonum fasciculatum



THANK YOU

